



BOARD OF ZONING ADJUSTMENTS

Final Agenda

July 14, 2014

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Denise C. Puente – Chair

Todd C. James – Vice Chair

Candice M. Forest

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Alyssa Wenck Rambeau

Bishop J.D. Wiley

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **July 25, 2014**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

A. Call to Order and Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 047-14

Applicant or Agent: Sarah Whalen
Property Location: 1495 Athis Street **Zip:** 70122
Bounding Streets: Athis St., Pressburg St., Perlita St., & Cartier Ave.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** U
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Dale Thayer (dwthayer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.7(1)(b), Section 15.5.12(2) and Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory building that exceeds permitted height that projects farther than 25' from rear property line and does not provide 2' open to sky. **(AFTER THE FACT)**

Requested Waivers:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 19'6" Waiver: 5'6"

Section 15.5.12(2) - Accessory Building and Structures Projection from Rear Property Line

Required: 25' Provided: 25' 7" Waiver: 7"

Section 15.5.7(1b) - Yards and Open Space Generally

Required: 2' Provided: 9" Waiver: 1' 3"



ITEM 2 – Docket Number: 059-14

Applicant or Agent: Sharon D. May
Property Location: 3228 Chestnut Street **Zip:** 70115
Bounding Streets: Chestnut St., Pleasant St., Camp St., & Harmony St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 160
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(4) and Article 15, Section 15.5.12(5) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area, insufficient side yard on a corner lot, and a projection beyond the prolongation of the front yard line of the lot in the rear.

Requested Waivers:

Section 15.5.12(4) – Accessory Structures (Coverage)

Permitted: 40% Proposed: 68% Waiver: 28%

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

Required: 3' 2" Proposed: 1' 8" Waiver: 1' 6"

Section 15.5.12(5) – Accessory Buildings and Structures (Corner Lots)

Required: 15' from property line Proposed: 0' Waiver: 15'



ITEM 3 – Docket Number: 097-14

Applicant or Agent: Audrey Celius
Property Location: 1301-1303 Tricou Street **Zip:** 70117
Bounding Streets: Tricou, Delery, Urquhart, & N. Villere Streets
Zoning District: RD-3 Two-Family Residential
Historic District: N/A **Planning District:** 8
Existing Use: Two-Family Residence **Square Number:** 560
Proposed Use: Two-Family Residence **Lot Number:** I
Project Planner: Misty Owens (mdowens@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.5.8(3) of the Comprehensive Zoning Ordinance

Request: This request is to permit the construction of a two-family residence with insufficient minimum width of an interior side yard, minimum width of a corner lot side yard, minimum depth of rear yard, and insufficient off-street parking (**AFTER THE FACT**).

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Width of a Side Yard (Urquhart Street)

Required: 3' Provided: 6" Waiver: 2' 6"

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20' Provided: 15' 6" Waiver: 4' 6"

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.5.8(3) - Front Yards (Corner Lots)

Required: 3' Provided: 0' Waiver: 3'



ITEM 4 – Docket Number: 132-14

Applicant or Agent: Aaron Walker and Susan Neely
Property Location: 1117-1121 Montegut Street **Zip:** 70117
Bounding Streets: Montegut St., St. Claude Ave., Marais St. & Feliciana St.
Zoning District: LI Light Industrial District
Historic District: Bywater Local Historic District **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 400
Proposed Use: Standard Restaurant **Lot Number:** 5-A
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 10 Spaces Provided: 0 Spaces (3 Grandfathered) Waiver: 7 Spaces

C. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 5 – Docket Number: 016-14

Applicant or Agent: Melanie M. Tompkins, Justin Schmidt
Property Location: 217-219 Bourbon Street **Zip:** 70112
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Dauphine St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 68
Proposed Use: T-Shirt Shop **Lot Number:** 5

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08814-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 6 – Docket Number: 017-14

Applicant or Agent: 220-222 Bourbon Street LLC, Justin Schmidt
Property Location: 220-222 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Iberville St., Bienville St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 65
Proposed Use: T-Shirt Shop **Lot Number:** 11

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08811-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 7 – Docket Number: 018-14

Applicant or Agent: A, Khan Sadiq H, Justin Schmidt
Property Location: 1019 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines St.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08169-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 8 – Docket Number: 019-14

Applicant or Agent: Rahim Rashkbar, Justin Schmidt
Property Location: 1015-1017 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08173-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 9 – Docket Number: 020-14

Applicant or Agent: Bill C. Colacurcio Jr. AKA William Colacurcio Jr., Justin Schmidt
Property Location: 1007 Decatur Street **Zip:** 70116
Bounding Streets: Decatur St., St. Philip St., Chartres St., & Ursulines Ave.
Zoning District: VCC-1 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 20
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08178-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 10 – Docket Number: 021-14

Applicant or Agent: 526-526 1/2 Bourbon Street LLC, Justin Schmidt
Property Location: 526 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., St. Louis St., Toulouse St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 62
Proposed Use: T-Shirt Shop **Lot Number:** 17

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08868-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 11– Docket Number: 022-14

Applicant or Agent: Sa Mintz, LLC, Justin Schmidt
Property Location: 434 Bourbon Street **Zip:** 70130
Bounding Streets: Bourbon St., Conti St., St. Louis St., & Royal St.
Zoning District: VCE Vieux Carré Entertainment District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 63
Proposed Use: T-Shirt Shop **Lot Number:** 12

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-08861-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.7.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 12 – Docket Number: 024-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 609 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04858-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 13 – Docket Number: 025-14

Applicant or Agent: 609 Decatur LLC, Jay Corenswet
Property Location: 611 Decatur Street **Zip:** 70130
Bounding Streets: Toulouse St., St. Peter St., Chartres St., & Decatur St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 26
Proposed Use: T-Shirt Shop **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the Complaint 13-04859-ZONG which finds that this business and location is illegally selling merchandise contrary to Article 8, Section 8.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 14 – Docket Number: 051-14

Applicant or Agent: R S S Enterprises Inc., Michael Tifft
Property Location: 131 Royal Street **Zip:** 70130
Bounding Streets: Royal St., Iberville St., Canal St., & Bourbon St.
Zoning District: CBD-3 Central Business District
Historic District: Canal Street **Planning District:** 1a
Existing Use: T-Shirt Shop **Square Number:** 66
Proposed Use: T-Shirt Shop **Lot Number:** 3 & 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09884-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 6, Section 6.4.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 15 – Docket Number: 052-14

Applicant or Agent: Sadiq H. Kahn, Justin Schmidt
Property Location: 19-21 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS-1 Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 2

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09644-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.



ITEM 16 – Docket Number: 053-14

Applicant or Agent: Decatur Street Group, LLC, Justin Schmidt
Property Location: 47 French Market Place **Zip:** 70116
Bounding Streets: French Market Pl., Governor Nicholls St., Decatur St., & Ursulines St.
Zoning District: VCS Vieux Carré Service District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: T-Shirt Shop **Square Number:** 13
Proposed Use: T-Shirt Shop **Lot Number:** 37

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding Complaint No. 13-09641-ZONG that the business is illegally selling merchandise contrary to the provisions of Article 8, Section 8.6.3 of the Comprehensive Zoning Ordinance.

A court ordered injunction is in effect for this items and it cannot be heard by the Board on this date.

D. BZA Dockets – New Business

ITEM 17 – Docket Number: 135-14

Applicant or Agent:	Cosimo O. Brocato	
Property Location:	824-826 7th Street	Zip: 70115
Bounding Streets:	7th, Annunciation, 8th, & Laurel Sts.	
Zoning District:	RD-3 Two-Family Residential District	
Historic District:	Irish Channel	Planning District: 2
Existing Use:	Single-Family Residence	Square Number: 92
Proposed Use:	Single-Family Residence	Lot Number: 20
Project Planner:	Dale Thayer (dwthayer@nola.gov)	

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area and excessive paving of the required front yard area **(AFTER THE FACT)**.

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Permitted: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: 40% (150 sq. ft.) Proposed: 100% (332 sq. ft.) Waiver: 60% (182 sq. ft.)



ITEM 18 – Docket Number: 136-14

Applicant or Agent: Natalie Lafont/P F Developers LLC
Property Location: 619 South Rocheblave Street **Zip:** 70119
Bounding Streets: S. Rocheblave, Perdido, S. Tonti, & Gravier Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 575
Proposed Use: Two-Family Residence **Lot Number:** 18
Project Planner: Christopher Mills (ccmills@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking and excessive front yard depth.

Requested Waiver:

Section 15.6.7 - Special Development Standards (Off-Street Parking)

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

Section 15.6.7 - Special Development Standards (Front Yard Depth)

Required: 8' Provided: 20' Waiver: 12'



ITEM 19 – Docket Number: 137-14

Applicant or Agent: Matthew T. Osborne
Property Location: 1468-1470 North Derbigny Street **Zip:** 70116
Bounding Streets: N. Derbigny, Kerlerec, N. Claiborne, & Columbus Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Two-Family Residence (to be demolished) **Square Number:** 759
Proposed Use: Two-Family Residence **Lot Number:** 19
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum lot area.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,100 sq. ft. Waiver: 500 sq. ft.



ITEM 20 – Docket Number: 138-14

Applicant or Agent: New Orleans Modular Homes/Academy Place, LLC
Property Location: 1912-1914 Desire Street **Zip:** 70117
Bounding Streets: Desire, N. Prieur, Piety, & N. Johnson Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 931
Proposed Use: Two-Family Residence **Lot Number:** D
Project Planner: Christopher Mills (ccmills@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.7 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Section 15.6.7 – Special Regulations (Off-Street Parking)

Required: 1 Space Proposed: 0 Spaces Waiver: 1 Space



ITEM 21 – Docket Number: 139-14

Applicant or Agent: B O I Construction LLC
Property Location: 1335-1337 Bartholomew Street **Zip:** 70117
Bounding Streets: Bartholomew, Mazant, N. Villere, & Urquhart Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Lot **Square Number:** 534
Proposed Use: Single-Family Residence **Lot Number:** Existing A
Proposed: A-2
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is a requirement of Subdivision Docket 043-14 to permit the creation of a lot with insufficient minimum lot area.

Requested Waiver:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,597.82 sq. ft. Waiver: 2.18 sq. ft.



ITEM 22 – Docket Number: 140-14

Applicant or Agent: Dale Stainbrook
Property Location: 3505 Burgundy Street **Zip:** 70117
Bounding Streets: Burgundy, Gallier, N. Rampart, & Congress Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 287
Proposed Use: Single-Family Residence **Lot Number:** 1A-2
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory building located greater than zero feet (0') but less than three feet (3') from a rear property line.

Requested Waiver:

Section 15.5.12(2) - Accessory Buildings - Rear Yards - Distance from Rear Property Line
 Required: 0' or 3' Proposed: 2' 6" Waiver: 6"



ITEM 23 – Docket Number: 141-14

WITHDRAWN

Applicant or Agent: Cornelius Payne
Property Location: 2130-2132 Laurel Street **Zip:** 70130
Bounding Streets: Laurel, Josephine, Annunciation Sts., & Jackson Ave
Zoning District: RM-2A Multiple-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 101
Proposed Use: Three-Family Residence **Lot Number:** A
Project Planner: Editha Amacker (evamacker@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.10.7 (Table 4.J) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a two-family residence into a three-family residence with insufficient minimum lot area, insufficient lot width, and insufficient off-street parking.

Requested Waivers:

Section 4.10.7 (Table 4.J) - Minimum Lot Area
 Required: 4,200 sq. ft. Provided: 1,776 sq. ft. Waiver: 2,424 sq. ft.
Section 4.10.7 (Table 4.J) - Minimum Lot Width
 Required: 40' Provided: 27' 10" Waiver: 12' 2"
Section 15.2.1 (Table 15.A) - Off-Street Parking
 Required: 3 Spaces Provided: 0 Spaces (2 Grandfathered) Waiver: 1 Space



ITEM 24 – Docket Number: 142-14

Applicant or Agent: Ryan K. Burnett
Property Location: 3300 Octavia Street **Zip:** 70125
Bounding Streets: Octavia St., S. Mire St., Joseph St., & S. Tonti St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 763
Proposed Use: Single-Family Residence **Lot Number:** 1
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3(5) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the parking within the required front yard of a corner lot.

Requested Waiver:

Section 15.2.3 (5)- Parking in Front Yards (*Circular Drive Standards*)

Permitted: beyond 10' setback Provided: 5' 6" Waiver: 4' 6" (encroachment into the front yard area)



ITEM 25 – Docket Number: 143-14

Applicant or Agent: The Tulane Educational Administrators
Property Location: 6823 St. Charles Avenue, **Zip:** 70118
111 Ben Weiner Drive
Bounding Streets: St. Charles Ave., Ben Weiner Dr., Willow St, Audubon Blvd., & N. Claiborne A
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** Tulane
Proposed Use: Vacant Lot **Lot Number:** TU-1
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 8' Waiver: 1'



ITEM 26 – Docket Number: 144-14

Applicant or Agent:	David L. Toups	
Property Location:	6037-6039 Prytania Street	Zip: 70118
Bounding Streets:	Prytania, State, Webster, & Pitt Sts.	
Zoning District:	RD-2 Two-Family Residential District	
Historic District:	N/A	Planning District: 3
Existing Use:	Single Family Residence	Square Number: 49
Proposed Use:	Single Family Residence	Lot Number: K
Project Planner:	Stephen Kroll (skroll@nola.gov)	

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the addition to an accessory structure with excessive coverage of the required rear yard area.

Requested Waiver:

Section 15.5.12(4) – Accessory Structures (Coverage)

Permitted: 40% (240 sq. ft.) Proposed: 75% (448 sq. ft.) Waiver: 35% (210 sq. ft.)



ITEM 27 – Docket Number: 145-14

Applicant or Agent: Eskew + Dumez + Ripple
Property Location: 738 Baronne Street, 819 Julia Street **Zip:** 70113
Bounding Streets: Julia, Baronne, Girod, & Carondelet Sts.
Zoning District: CBD-7 Central Business District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Parking Garage/Vacant Lot **Square Number:** 234
Proposed Use: Hotel **Lot Number:** 4, 5, & 38
Project Planner: Derek I Scheerer (disheerer@nola.gov)

Request Citation: This request is for variances from the provisions of Article 6, Section 6.8.7 (Table 6.H), Article 15, Section 15.2.7 (Table 15.C) and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a hotel with insufficient interior lot setback from the lowest residential level with windows, insufficient rear building setback at the lowest residential floor, and insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 6.8.7 (Table 6.H) – Minimum Interior Setback at Lowest Residential Level (Carondelet Street side property line)

Required: 20' Proposed: 0' Waiver: 20'

Section 6.8.7 (Table 6.H) – Minimum Interior Setback at Lowest Residential Level (Baronne Street side property line)

Required: 20' Proposed: 0' Waiver: 20'

Section 6.8.7 (Table 6.H) – Minimum Interior Setback at Lowest Residential Level (Julia Street side property line)

Required: 20' Proposed: 0' Waiver: 20'

Section 6.8.7 (Table 6.H) – Minimum Rear Setback at Lowest Residential Level

Required: 20' Proposed: 0' Waiver: 20'

Section 15.2.7 (Table 15.C) - Off-Street Parking

Required: 46 Spaces Proposed: 41 Spaces Waiver: 5 Spaces

Section 15.3.1 (Table 15.G) - Off-Street Loading

Required: 3 Spaces Proposed: 2 Spaces Waiver: 1 Space



ITEM 28 – Docket Number: 146-14

Applicant or Agent: Brett Richman
Property Location: 910 3rd Street **Zip:** 70130
Bounding Streets: 3rd, Constance, Laurel, 4th Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Warehouse (to be demolished) **Square Number:** 113
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,480 sq. ft. Waiver: 120 sq. ft.

Section 4.6.7 - Minimum Lot Width

Required: 30' Provided: 29' Waiver: 1'



ITEM 29 – Docket Number: 147-14

Applicant or Agent: Brett Richman
Property Location: 910 3rd Street **Zip:** 70130
Bounding Streets: 3rd, Constance, Laurel, 4th Sts.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Warehouse (to be demolished) **Square Number:** 113
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Rachel Mays (rlmays@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.6.7 - Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,480 sq. ft. Waiver: 120 sq. ft.

Section 4.6.7 - Minimum Lot Width

Required: 30' Provided: 29' Waiver: 1'



E. Director of Safety and Permits Decision Appeals – New Business

ITEM 42 – Docket Number: 148-14

Applicant or Agent: Justin B. Schmidt
Property Owner: Joan Mitchell Center on bayou Road
Property Location: 1466-1468 N Rocheblave Street **Zip:** 70119
Bounding Streets: N. Rocheblave St., Bayou Rd., Columbus St., & N. Tonti St.
Zoning District: RD-3 Two-Family Residence
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Artist Community **Square Number:** 1192
Proposed Use: Artist Community **Lot Number:** R, 5, 4B-14

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of Building Permit No. 14-03595-NEWC, to permit the new construction of an 8,000 sq. ft. single-story building which will contain artists studios and other supporting spaces in conjunction with the greater artists community, which owner, Joan Mitchell Center, is constructing in accordance with Section 11.62 of the CZO. Section 11.62(b) requires public gathering spaces to be set back 100' from any residentially used property. The approved drawings submitted reflect an outdoor, terraced amphitheater within 100' of their properties, the use of which applicants are seeking clarification.

F. Consideration - Proposed Changes to BZA Rules, Policies and Procedures: Authorization to Schedule Public Hearing

G. Adjournment